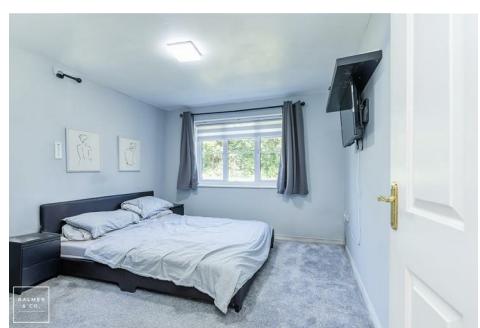


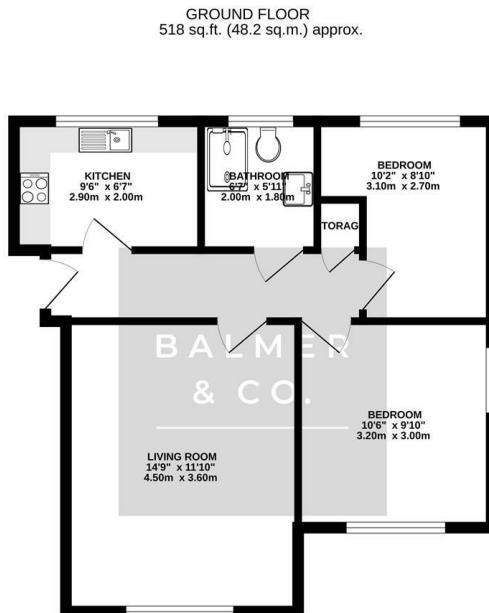
Porterfield Drive, Tyldesley, M29 8RJ

Offers Over £100,000



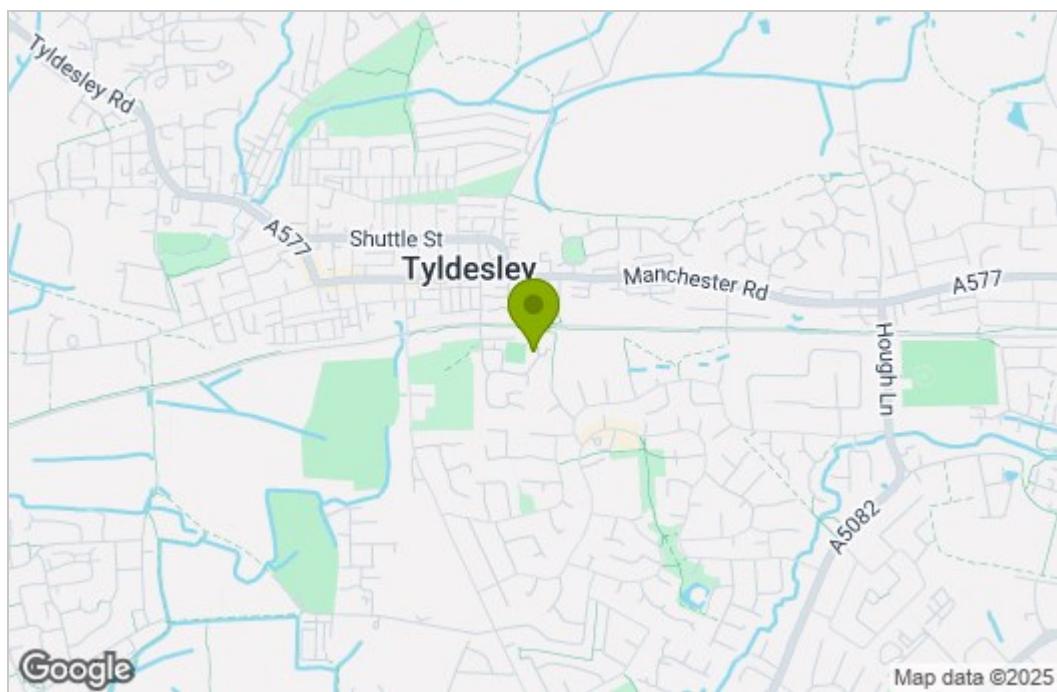
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic two bedroom, first floor apartment in Tyldesley, close to the Leigh-Manchester guided busway. Nicely presented throughout and offered with no onward chain, this property comprises in brief of communal entrance with secure entry system, private entrance with hallway, living room, separate fitted kitchen with appliances, two well proportioned double bedrooms and three piece shower room completing the accommodation on offer. Outside are communal gardens with allocated and visitor parking. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

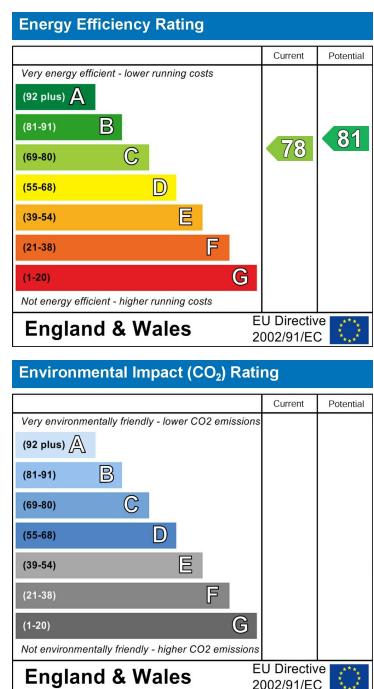


TOTAL FLOOR AREA: 518 sq.ft. (48.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions given are for guidance only and should not be relied upon for the fitting of fixtures, fittings or any other item. Prospective purchasers should satisfy themselves as to the operability or efficiency can be given.  
Model with Mergers (2022)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.